

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

44 BELGRAVE-GEMBROOK ROAD BELGRAVE VIC 3160

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$820,000

&

\$895,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Belgrave

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

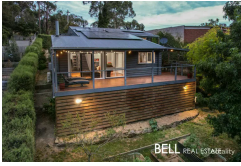
Date of sale

139 BELGRAVE-GEMBROOK ROAD SELBY VIC 3159	\$892,670	05-Feb-26
183 BELGRAVE-GEMBROOK ROAD SELBY VIC 3159	\$860,000	22-Dec-25

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 02 April 2026



**139 BELGRAVE-GEMBROOK ROAD** Sold Price **\$892,670** Sold Date **05-Feb-26**  
**SELBY VIC 3159**

4 2 2

Distance **1.23km**



**183 BELGRAVE-GEMBROOK ROAD** Sold Price **\$860,000** Sold Date **22-Dec-25**  
**SELBY VIC 3159**

3 1 1

Distance **1.81km**

RS = Recent sale      UN = Undisclosed Sale

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